

26/15 Stockman Avenue, Lawson, ACT 2617

independent
PROPERTY GROUP

Sold Apartment

Friday, 11 August 2023

26/15 Stockman Avenue, Lawson, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 69 m2

Type: Apartment



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\$432,000

Experience the ultimate in tranquility & modern living with this spacious 1-bedroom home in one of Canberra's newest suburbs. Immerse yourself in serene reserve views, savor morning coffee & relish the calming north-facing aspect. Step into the formal entry & be amazed by the abundance of built-in storage cupboards. As you continue inside, you'll be greeted by a spacious open living area that seamlessly connects to the north-facing balcony, providing the perfect setting for indoor-outdoor living. Indulge in delightful conversations with friends while cooking in the modern kitchen - the heart of this home. With its stone benchtop, stainless steel appliances & ample cupboard space, preparing meals becomes a joyous affair. Whether your guests are inside or outside on the balcony, you'll feel wonderfully connected creating memorable moments. The roomy bedroom is adorned with a large window that allows ample natural light to fill the space, creating a bright & inviting atmosphere. LED downlights add a touch of modern elegance to the room, as well as a full-size mirrored built-in robe that also offers plenty of storage space. Additional features include reverse-cycle air-conditioning, abundant storage throughout & European laundry. Enjoy the convenience of lift access, a secure basement car space & your own personal storage cage for year-round comfort. Conveniently located in Lawson, you'll be within proximity to the University of Canberra, Belconnen, Kaleen shops, CIT, Calvary Hospital & just a short drive to Canberra City. This prime location ensures that work, leisure & all your daily needs are easily accessible from this amazing home!

Features: North facing Open plan living: 69m². Balcony: 8m² Located opposite reserve LED downlights Intercom access Reverse cycle air-conditioning Stainless steel appliances Stone benchtops & double sink Breakfast bar in kitchen Elegant floor-to-ceiling tiling in the bathroom Secure car park with storage cage European laundry Built in robe Extra cupboard storage in entrance Approximations EER: 6 Living: 69m² Balcony: 8m² Rates: \$1,903.52 per annum Land tax: \$2,331.36 per annum (investors only) Strata: \$785 (including sinking funds) per quarter Rental Estimate: \$430-\$450 per week